



Planning Commission Staff Report

TO: PLANNING COMMISSION / DESIGN REVIEW BOARD

FROM: ASHLEE MACDONALD, AICP, SENIOR PLANNER

(480) 503-6748, ASHLEE.MACDONALD@GILBERTAZ.GOV

THROUGH: EVA CUTRO, AICP, PLANNING MANAGER

(480) 503-6782, EVA.CUTRO@GILBERTAZ.GOV

MEETING DATE: JULY 1, 2020

SUBJECT: DR19-193, HIGLEY SELF STORAGE

STRATEGIC INITIATIVE: Exceptional Built Environment

This project will allow for the development of a vacant property that will provide a commercial service to the community.

RECOMMENDED MOTION

Approve the Findings of Fact and approve DR19-193, Higley Self Storage: site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials for approximately 2.16 acres, generally located at the northeast corner of Higley Road and Santan 202 Freeway, and zoned Regional Commercial (RC).

APPLICANT OWNER

Company: Great States Construction, Inc Company: AZ ES 1, LLC

Name: Michael Casper

Address: 1318 25th Ave South Address: 222 Broadway North

Fargo, North Dakota Fargo, North Dakota

Phone: 701-205-4717 Phone: 701-232-4423

Email: Michael@greatstates.us Email: aa@abernathyholdingco.com

BACKGROUND/DISCUSSION

History

Date	Description	
June 16, 2020	Town Council approved A19-02 annexing the subject site into	
	the Town and rezoning the property from Maricopa County C-2	
	to Town of Gilbert Regional Commercial (RC).	

Overview

The proposed project consists of a self-storage facility to be constructed on a 2.16 acre site. The proposed self-storage facility includes a 96,470 square foot (sf), three-story building oriented towards Higley Road.

The site is accessed via a shared access on the northern boundary of the site off of Higley Road. Access into the site at this location would be right-in, right-out only. An emergency access route has been coordinated with the Arizona Department of Transportation (ADOT) through the ADOT property to the south.

Surrounding Land Use & Zoning Designations:

	Existing Land Use Classification	Existing Zoning	Existing Use
North	Regional Commercial	Regional Commercial	Vacant
South	Regional Commercial	Maricopa County C-2	Vacant
East	Business Park	Business Park	Vacant
West	Business Park	Business Park	Higley Road, then School
Site	Regional Commercial	Maricopa County C-2	Vacant

Project Data Table

Site Development Regulations	Required per LDC	Proposed
Maximum Building Height (ft.)	55	41'-8"
Minimum Building Setback		
(ft.)		
Front	25	25
Side (Non-residential)	20	20
Rear (Non-residential)	20	20
Minimum Required Perimeter		
Landscape Area (ft.)		
Front	25	25
Side (Non-residential)	20	20

Rear (Non-residential)	20	20
Landscaping (% of net lot	15%	35%
area)		
Off-Street Parking and	8 Spaces	8 spaces
Loading		

DISCUSSION

Site

The site consists of one building containing the self-storage areas, parking and a loading area. The building itself is three-stories and approximately 96,740 sf. The property is located just north of the Santan Freeway, on the east side of Higley Road. Due to the narrow road frontage and proximity to the freeway off-ramp, a single access point, which will serve right-in, right-out traffic only, is proposed at the north boundary of the site and will be shared access with the property to the north. A secondary emergency access is provided through the ADOT property to the south.

Landscape

The onsite landscaping is proposed to exceed the minimum requirement with 35% site landscaping. The property is located within the Gateway Character area; specific landscaping is addressed in the Gateway Design Guidelines including the use of Pistache trees, which are included along the Higley Road street frontage. The applicant has also provided foundation landscaping along the north and south sides of the building. Additional plantings are consistent with the recommended plant list for the Gateway Character area and include Yellow Bells, Mexican Honeysuckle, Rio Bravo Sage and petite Pink Oleanders, among others.

Grading and Drainage

Drainage is provided through two primary retention basins on the east and west portions of the site. The proposed grading and drainage plan generally meets the requirements of the Town of Gilbert's Engineering Division.

Elevations, Floor Plan, Colors and Materials

The site is located within the Gateway Character area; the design guidelines for this area emphasize a traditional design approach, reminiscent of the heritage of Gilbert. The design of the proposed facility includes a red brick along the first floor. The second and third floors are primarily comprised of EIFS (Amarillo White and Gray Steele). Metal paneling is also provided around the building to break up the massing and provide some vertical articulation. The westernmost portion and the southeast corner of the building include large windows with roll-up storage doors set back from the windows, as is often seen with storage facility buildings.

In response to staff and Planning Commission comments at the study session, the applicant has relocated the rooftop mechanical units so they are screened by the parapet walls at either end of the building.

The Commission also suggested as part of the study session comments that the applicant explore increasing the height of the brick along the south elevation to be more visible from the freeway. In lieu of increasing the height of the brick the applicant has introduced Toasted Almond EIFS around the metal panels on the south side.

Lighting

There are four lighting types proposed including parking lot, wall mounted and two types of canopy mounted fixtures. All site lighting complies with Town codes.

Signage

Signage is not included in this approval. Administrative Design Review approval is required prior to permitting.

PUBLIC NOTIFICATION AND INPUT

An official notice was posted in all the required public places within the Town and neighborhood notice was provided per the requirements of the Land Development Code (LDC) Article 5.205.

Staff has received no comment from the public.

STAFF RECOMMENDATION

Approve the Findings of Fact and approve DR19-193, Higley Self Storage: site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials for approximately 2.16 acres, generally located at the northeast corner of Higley Road and Santan 202 Freeway, and zoned Regional Commercial (RC), subject to conditions:

- 1. Construction of the project shall conform to the exhibits approved by the Planning Commission at the July 1, 2020 public hearing.
- 2. The construction site plan documents shall incorporate the Standard Commercial and Industrial Site Plan Notes adopted by the Design Review Board on March 11, 2004.
- 3. Signage is not included in this approval. Administrative Design Review approval is required prior to submitting for sign permits.
- 4. Roof scuppers shown are for emergency overflow only. Roof drainage must be internalized.
- The emergency access easement through the adjoining property to the south and the shared access easement with the property to the north shall be recorded prior to issuance of a building permit.
- 6. With the submittal of construction drawings, the private sewer line shall be relocated outside of Public Utility Easement (PUE) and a private sewer easement shall be created.

- 7. With the submittal of construction drawings, the applicant shall revise the 12" waterline easement shown to reflect Town of Gilbert Engineering standard and provide a 15' easement. The water line shall be located 7.5' off the property line.
- 8. With submittal of construction drawings, the concrete wheel stops shall be removed.
- 9. Applicant shall submit to the Town of Gilbert Planning Department a copy of the approved Arizona Department of Transportation (ADOT) plans for the emergency access and right-of-way improvements in front of the project prior to issuance of a Town of Gilbert building permit. Any modifications made as part of the ADOT permitting process will require review and approval of a Design Review amendment.

Respectfully submitted,

ashlu MacDonald

Ashlee MacDonald, AICP

Senior Planner

Attachments and Enclosures:

- 1) Finding of Fact
- 2) Notice of Public Hearing/Vicinity Map
- 3) Aerial Photo
- 4) Site Plan
- 5) Landscape
- 6) Grading and Drainage
- 7) Colors and Materials
- 8) Elevations
- 9) Floor Plans
- 10) Lighting
- 11) Applicant's Narrative

FINDINGS OF FACT DR19-193, Higley Self Storage

- 1. The project as conditioned is consistent with the applicable Design Guidelines;
- 2. The project conforms to the General Plan, and specifically to the Land Use, Community Design, and Environmental Planning Elements;
- 3. The project is consistent with all applicable provisions of the Zoning Code;
- 4. The project is compatible with adjacent and nearby development; and
- 5. The project design provides for safe and efficient provisions of public services.

DR19-193: Higley Self Storage Attachment 2 - Notice of Public Hearing **DR19-193: Higley Self Storage** **DR19-193: Higley Self Storage** **Attachment 2 - Notice of Public Hearing** **Public Hearing**

PLANNING COMMISSION DATE:

Wednesday, July 1, 2020* TIME: 6:00 PM

LOCATION: Due to the impacts of the COVID-19 pandemic, all public meetings will be conducted using measures to protect public health until further notice. Please refer to the meeting agenda for methods of public participation, as permitted under Arizona state law.

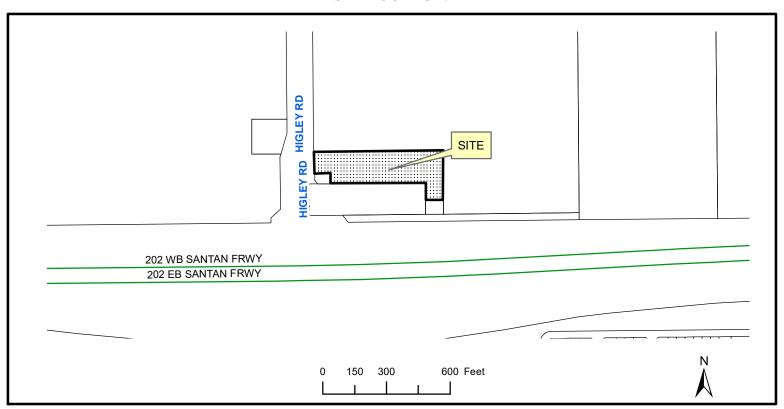
*Call Planning Division to verify date and time: (480) 503-6748

* The application is available to the public for review at the Town of Gilbert Planning Division Monday - Thursday 7AM - 6PM. Staff reports are available prior to the meeting at www.gilbertaz.gov/departments/development-services/planning/planning-commission and www.gilbertaz.gov/departments/development-services/planning/planning-commission

REQUESTED ACTION:

DR19-193 HIGLEY SELF STORAGE: Site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials, for approximately 2.16 acres, located at the northeast corner of Higley Road and Santan 202 Freeway, and zoned Regional Commercial (RC).

SITE LOCATION:



APPLICANT: Great States Construction, Inc.

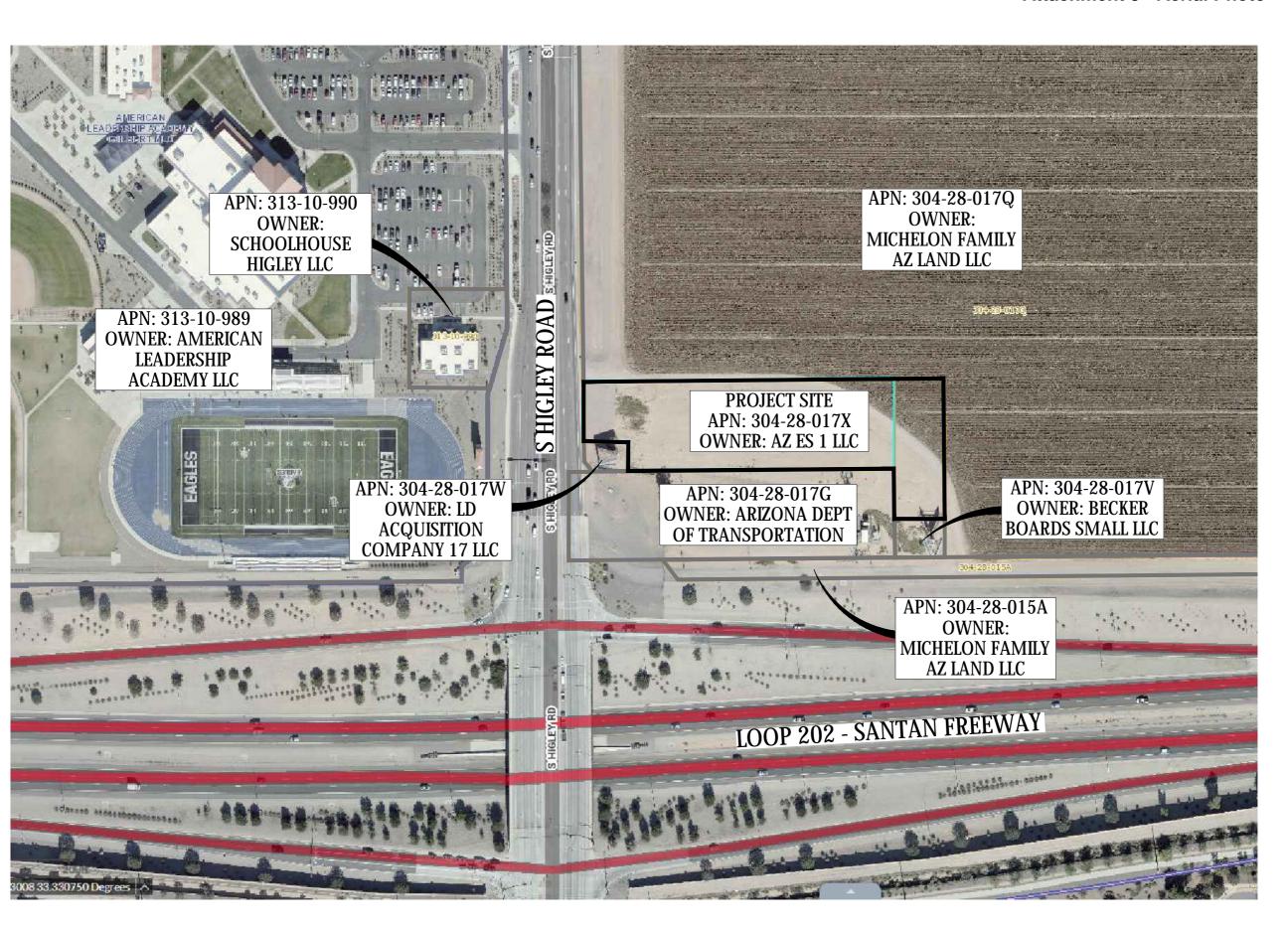
CONTACT: Michael Casper

ADDRESS: 1318 25th Avenue South

Fargo, ND 58103

TELEPHONE: (701) 205-4717 E-MAIL: michael@greatstates.us

DR19-193: Higley Self Storage Attachment 3 - Aerial Photo





1161 S. HIGLEY RD GILBERT. AZ 85296







NO.	DESCRIPTION	D/
	CITY SUBMITTAL - DESIGN REVIEW	11/01/2
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 PROJECT NUMBER:
 19190.048 R

 DRAWN BY:
 A. FELDERIG

 CHECKED BY:
 M. CARCIN

 OATE:
 11-49-2019

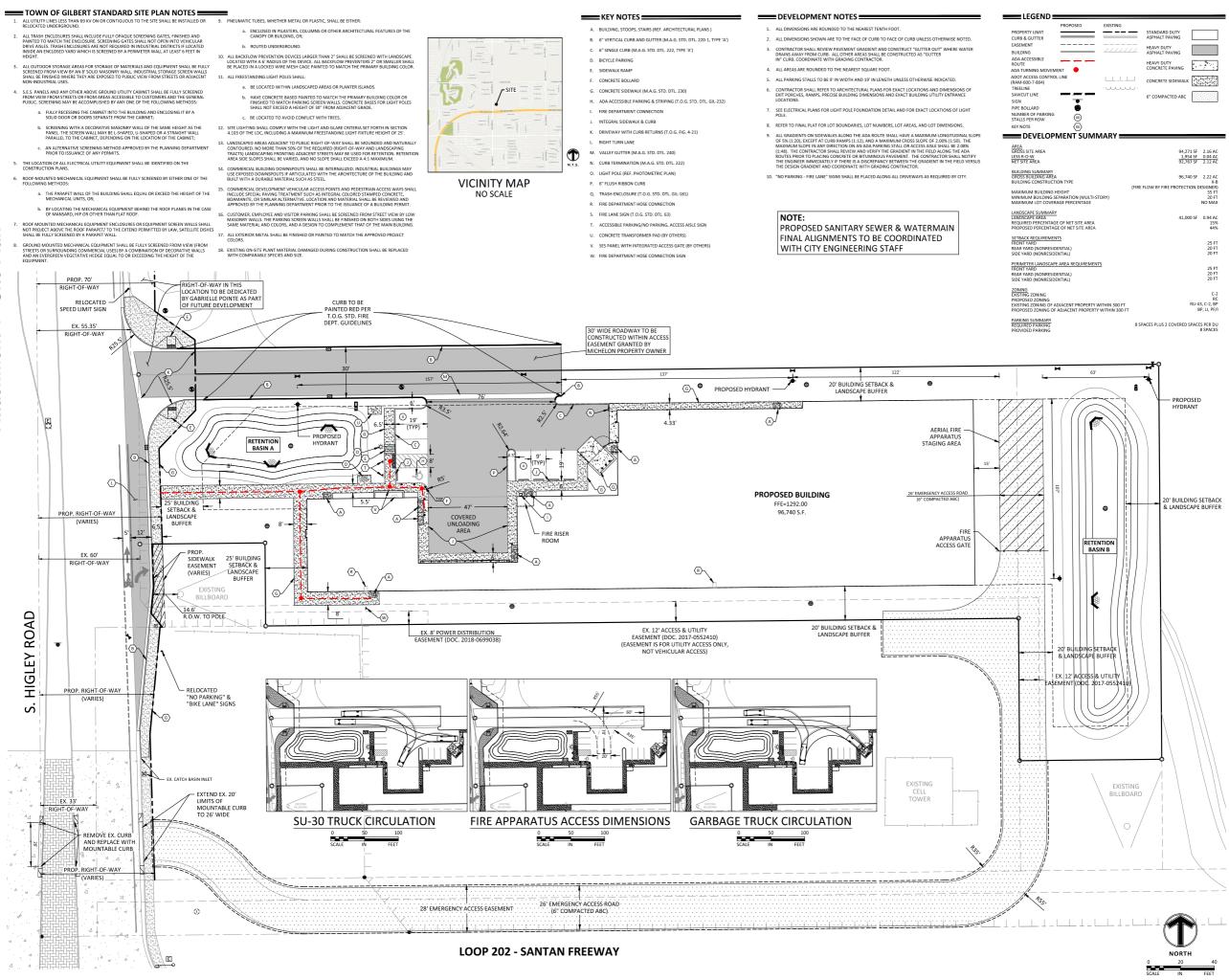
COMPUTER DIRECTORY:

PARCEL/AERIAL MAP

ଅଧିକ CITY SUBMITTAL - DESIGN REVIEW

<u> C1</u>

C1.0



GREAT STATES CONSTRUCTION SOUTH HIGLEY ROAD SELF-STORAGE **NEW CONSTRUCTION**

> 1161 S. HIGLEY RD GILBERT, AZ 85296

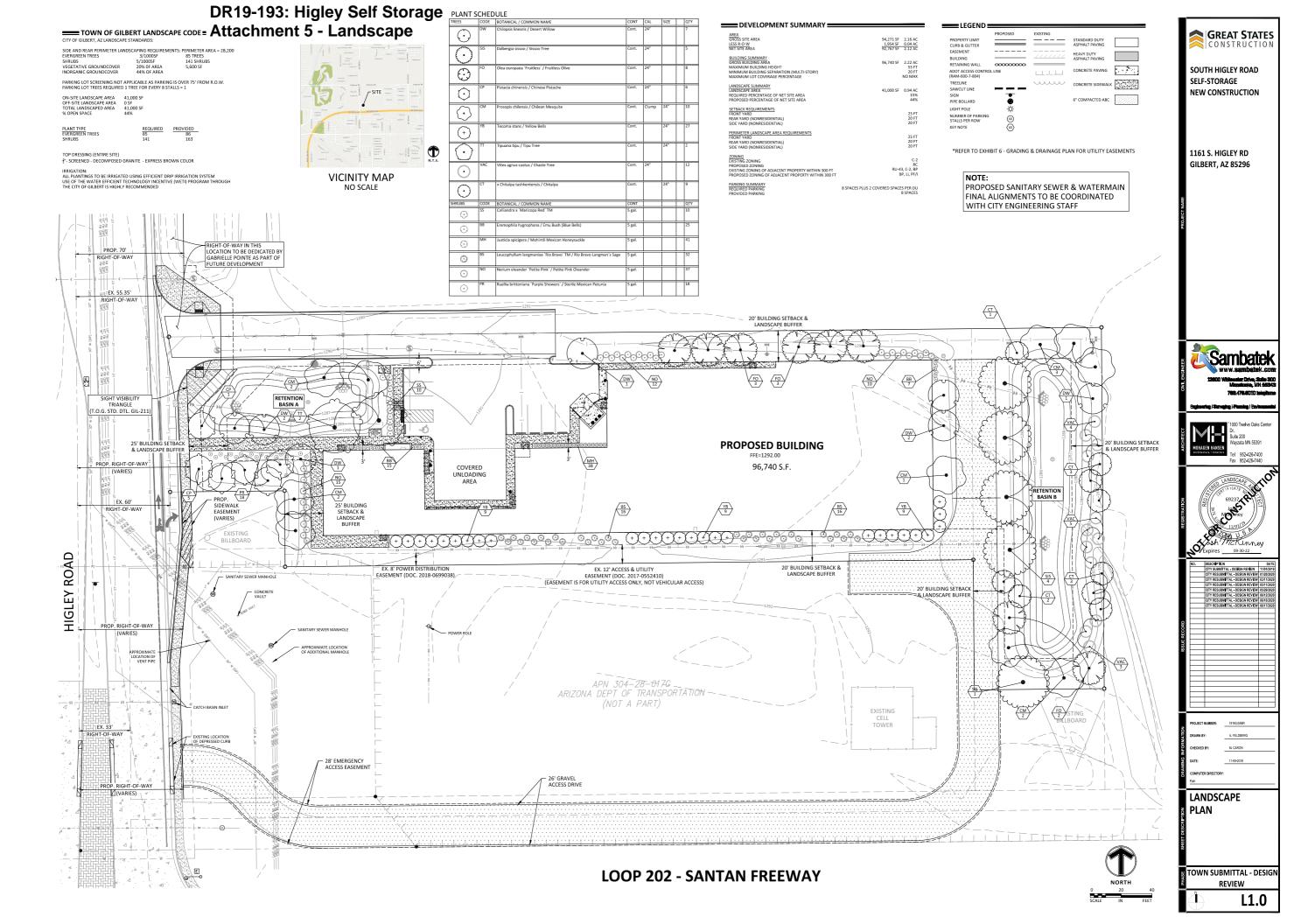
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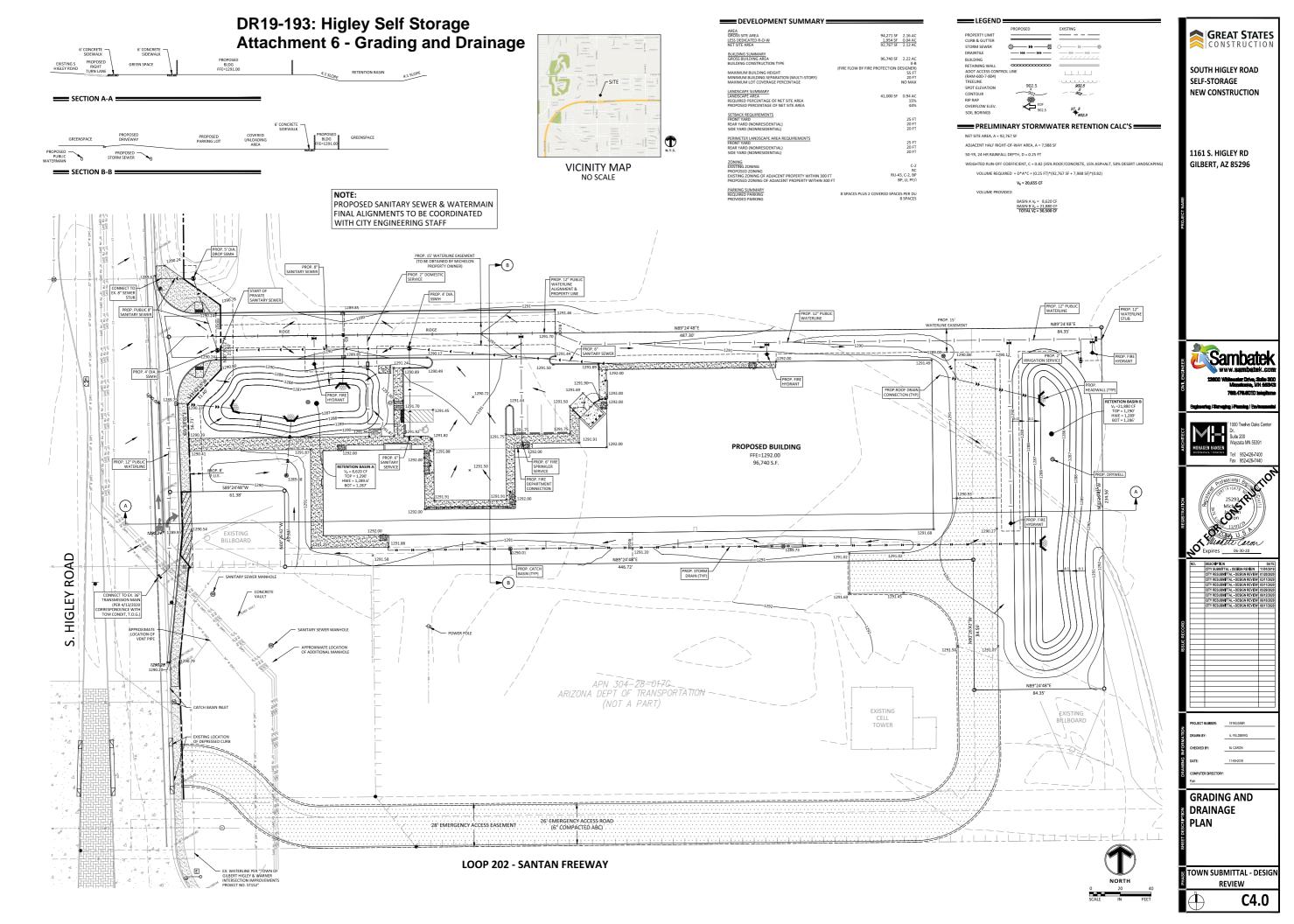
Mustile Caron

PRELIMINARY SITE PLAN

TOWN SUBMITTAL - DESIGN REVIEW

C3.0





DR19-193: Higley Self Storage Attachment 7 - Colors and Materials







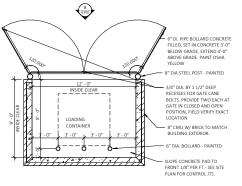
EXTERIOR MATERIALS LEGEND

- BRK-1 MODULAR THIN BRICK METROBRICK COLOR: SCHOOLHOUSE RED
- PREFINISHED METAL TRIM COLOR: ALMOND
- MTL-2 PREFINISHED METAL TRIM
 COLOR: MATCHING MTL-3 (CITYSCAPE
- MTL-3 ACM PANEL COLOR: REYNOBOND DURAGE 7.2 PROFILE METAL PANEL COLOR: LIGHT GREY COLOR TO MATCH SHERWIN WILLIAMS ARGOS
- PREFINISHED METAL TRIM
 COLOR: TO MATCH MTL-4
- MTL-9 ACM PANEL & PREFINISHED METAL TRIM COLOR: DARK GREY TO MATCH SHERWIN WILLIAMS IRON ORE (P-1)
- P-1 EXTERIOR PAINT
 COLOR: SHERWIN WILLIAMS IRON ORE
- P-2 EXTERIOR PAINT COLOR: TO MATCH BRK-1
- P-3 EXTERIOR PAINT
 COLOR: TO MATCH MTL-4

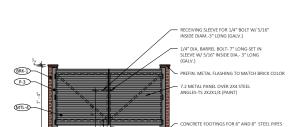








NOTE: VERIFY PLAN W/ SANITATION COURIER PRIOR TO CONSTRUCTION.



8 TRASH ENCLOSURE ELEVATION 1/4" = 1'-0"

7 TRASH ENCLOSURE PLAN







MTL-3: ACM PANELS -

ZINC PATINA





P-1: DARK GREY EXTERIOR PAINT -SHERWIN WILLIAMS IRON ORE

ALUMINUM STOREFRONT AND GLASS

DESIGN REVIEW

A300

N. MISSLING

S. OLIVER 12-30-2019

EXTERIOR BUILDING ELEVATIONS

CREAT STATES

SOUTH HIGLEY ROAD SELF-STORAGE

NEW CONSTRUCTION

13244 S. HIGLEY RD

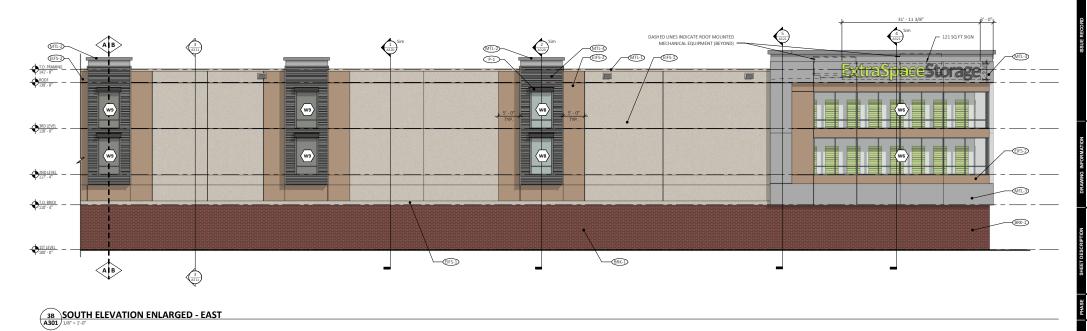
GILBERT, AZ 85296

952-426-7400

DR19-193: Higley Self Storage Attachment 8 - Élevations T.O. FRAMING MITL-1 MTL-6 3RD LEVEL ____ T.O. BRICK 110' - 4" EIFS-1 BRK-1 BRK-1 P-1 2 DRIVE-UNDER WEST ELEVATION - ENLARGED A301 1/8" - 1'-0" 1 WEST ELEVATION - ENLARGED 1/-0" MTL-1) (ew) (W9) - \$\frac{3RD LEVEL}{128' \cdot 0"} - - ew

SOUTH ELEVATION ENLARGED - WEST

BRK-1



BRK-1

AB

(EIFS-1)

EXTERIOR MATERIALS LEGEND

EIFS-2) EXTERIOR INSULATION AND FINISH COLOR: GRAY STEELE TEXTURE: SANDPEBBLE FINE-NTX

MODULAR THIN BRICK - METROBRICK COLOR: SCHOOLHOUSE RED

MTL-D PREFINISHED METAL TRIM COLOR: ALMOND

MTL-> PREFINISHED METAL TRIM
COLOR: MATCHING MTL-3 (CITYSCAP

PREFINISHED METAL TRIM
COLOR: TO MATCH MTL-4

ACM PANEL & PREFINISHED METAL TRIM
COLOR: DARK GREY TO MATCH SHERWIN WILLIAMS IRON ORE (P-1)

COLOR: DARK GREY TO MAILTH STEAMWING

P.1 EXTERIOR PAINT
COLOR: SHERWIN WILLIAMS IRON ORE

P.2 EXTERIOR PAINT
COLOR: TO MATCH BRK-1

P.3 EXTERIOR PAINT
COLOR: TO MATCH MTL-4

13244 S. HIGLEY RD GILBERT, AZ 85296

GREAT STATES

SOUTH HIGLEY ROAD SELF-STORAGE

NEW CONSTRUCTION

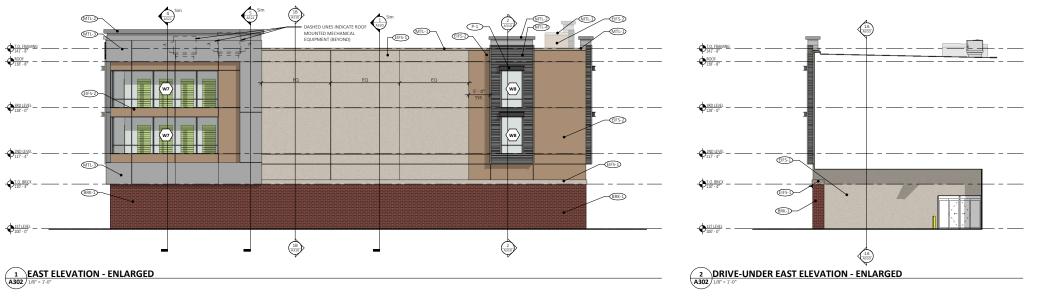


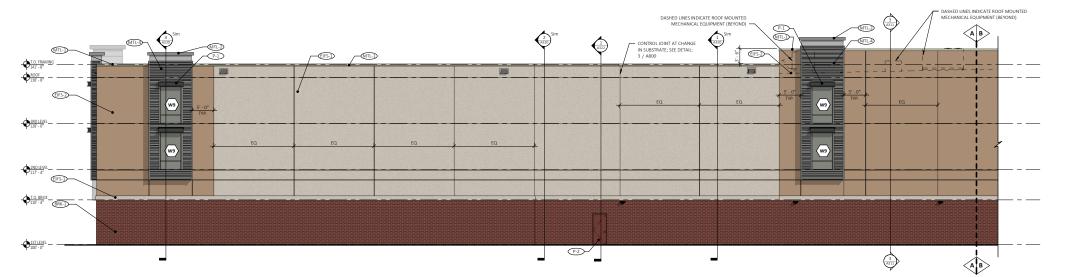
NO.	DESCRIPTION	DATE
	80% PRICING REVIEW	11/1/2019
	PRICING DOCUMENTS	02/28/2020

N. MISSLING S. OLIVER

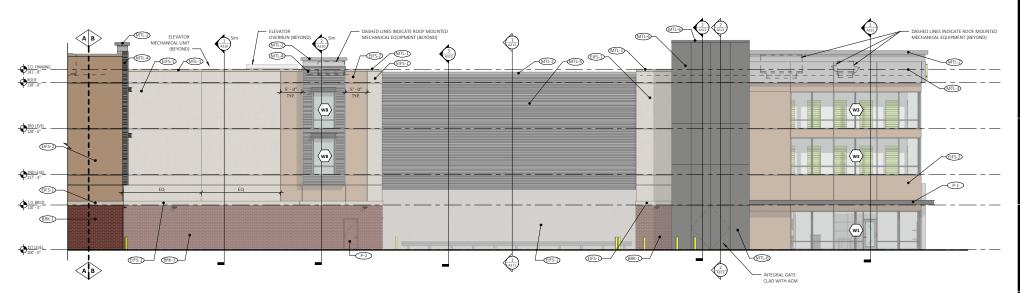
ENLARGED EXTERIOR ELEVATIONS -WEST AND SOUTH

DESIGN REVIEW





NORTH ELEVATION ENLARGED - EAST
(A302) 1/8" = 1'-0"



NORTH ELEVATION ENLARGED - WEST

EXTERIOR MATERIALS LEGEND

EXTERIOR INSULATION AND FINISH S
COLOR: GRAY STEELE
TEXTURE: SANDPEBBLE FINE-NTX

BRK-1 MODULAR THIN BRICK - METROBRICK COLOR: SCHOOLHOUSE RED

MTL-1 PREFINISHED METAL TRIM
COLOR: ALMOND

PREFINISHED METAL TRIM
COLOR: MATCHING MTL-3 (CITYSCAPE)

MTL-3 ACM PANEL COLOR: REYNOBOND DURAGLOSS 5000 ZINC PATINA

7.2 PROFILE METAL PANEL COLOR: LIGHT GREY COLOR TO MATE

PREFINISHED METAL TRIM
COLOR: TO MATCH MTL-4

ACM PANEL & PREFINISHED METAL TRIM
COLOR: DARK GREY TO MATCH SHERWIN WILLIAMS IRON ORE (P-1)

COLOR: DARK GREY TO MATCH SHERWIN

EXTERIOR PAINT
COLOR: SHERWIN WILLIAMS IRON ORE

P.2 EXTERIOR PAINT
COLOR: TO MATCH BRK-1

P.3 EXTERIOR PAINT
COLOR: TO MATCH MTL-4

GREAT STATES

SOUTH HIGLEY ROAD SELF-STORAGE NEW CONSTRUCTION

13244 S. HIGLEY RD GILBERT, AZ 85296

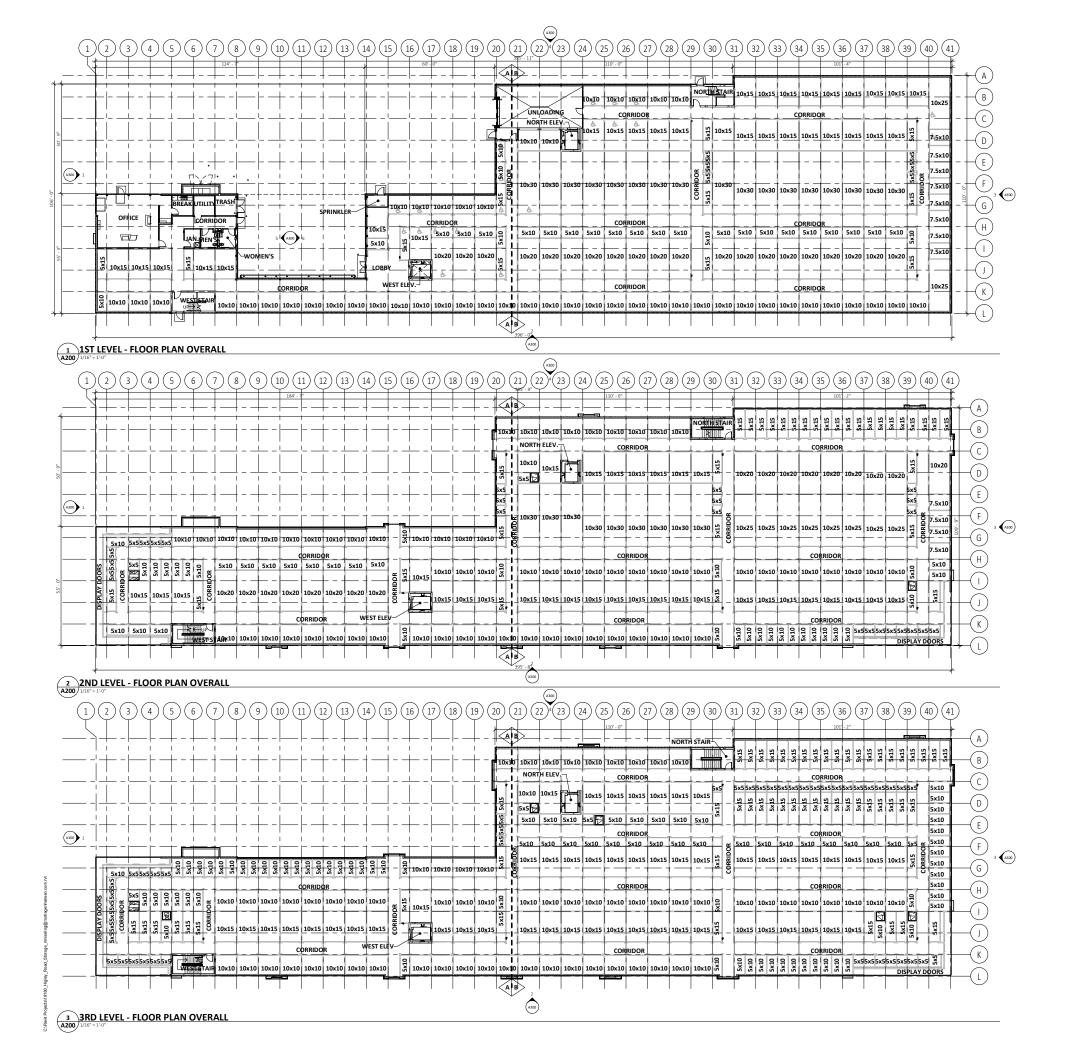
Tel 952-426-7400 Fax 952-426-7440

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	80% PRICING REVIEW	11/1/2019
	PRICING DOCUMENTS	02/28/2020
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UECT NUMBER: 19160.0ABR N. MISSLING S. OLIVER 12-30-2019

ENLARGED EXTERIOR ELEVATIONS - EAST AND NORTH

DESIGN REVIEW



	UNIT MIX - OVERALL W/ S.F.			
UNIT SIZE	COUNT	Unit Type Percentage	UNIT CLASS S.F.	UNIT CLASS TOTAL AREA
5x5	82	11.6%	25	2050
5x10	149	21.2%	50	7450
5x15	98	13.9%	75	7350
7.5x10	12	1.7%	75	900
10x10	178	25.3%	100	17710
10x15	112	15.9%	150	16800
10x20	37	5.3%	200	7400
10x25	10	1.4%	250	2500
10x30	26	3.7%	300	7800
Grand total	704		•	69960

	UNIT MIX - 1ST LEVEL W/ S.F.				
UNIT SIZE	COUNT	Unit Type Percentage	UNIT CLASS S.F.	UNIT CLASS TOTAL AREA	
5x5	6	3.6%	25	150	
5x10	27	16.0%	50	1350	
5x15	11	6.5%	75	825	
7.5x10	8	4.7%	75	600	
10x10	48	28.4%	100	4800	
10x15	30	17.8%	150	4500	
10x20	20	11.8%	200	4000	
10x25	2	1.2%	250	500	
10x30	17	10.1%	300	5100	
Grand total	169			21825	

	UNIT	MIX - 2ND	LEVEL W	/ S.F.
UNIT SIZE	COUNT	Unit Type Percentage	UNIT CLASS S.F.	UNIT CLASS TOTAL ARI
5x5	26	11.3%	25	650
5x10	38	16.5%	50	1900
5x15	32	13.9%	75	2400
7.5x10	4	1.7%	75	300
10x10	66	28.6%	100	6510
10x15	31	13.4%	150	4650
10x20	17	7.4%	200	3400
10x25	8	3.5%	250	2000
10x30	9	3.9%	300	2700
Grand total	231		•	24510

UNIT MIX - 3RD LEVEL W/ S.F.				
UNIT SIZE	COUNT	Unit Type Percentage	UNIT CLASS S.F.	UNIT CLASS TOTAL AREA
5x5	50	16.4%	25	1250
5x10	84	27.6%	50	4200
5x15	55	18.1%	75	4125
10x10	64	21.1%	100	6400
10x15	51	16.8%	150	7650
Grand total	304	•	•	23625

.F.	
JNIT CLASS TOTAL AREA	GREAT STATES
2050	
7450	CONSTRUCTION
7350	
900	SOUTH HIGLEY ROAD
17710	300 IN HIGLET KOAD
16800	SELF-STORAGE
7400	
2500	NEW CONSTRUCTION
7900	

NEW CONSTRUCTION	

13244 S. HIGLEY RD GILBERT, AZ 85296

	CIVI	I WIIN - ZIND	LL V LL VV	3.1 .
UNIT SIZE	COUNT	Unit Type Percentage	UNIT CLASS S.F.	UNIT CLASS TOTAL ARI
5x5	26	11.3%	25	650
5x10	38	16.5%	50	1900
5x15	32	13.9%	75	2400
7.5x10	4	1.7%	75	300
10x10	66	28.6%	100	6510
10x15	31	13.4%	150	4650
10x20	17	7.4%	200	3400
10x25	8	3.5%	250	2000
10x30	9	3.9%	300	2700
nd total	231			24510

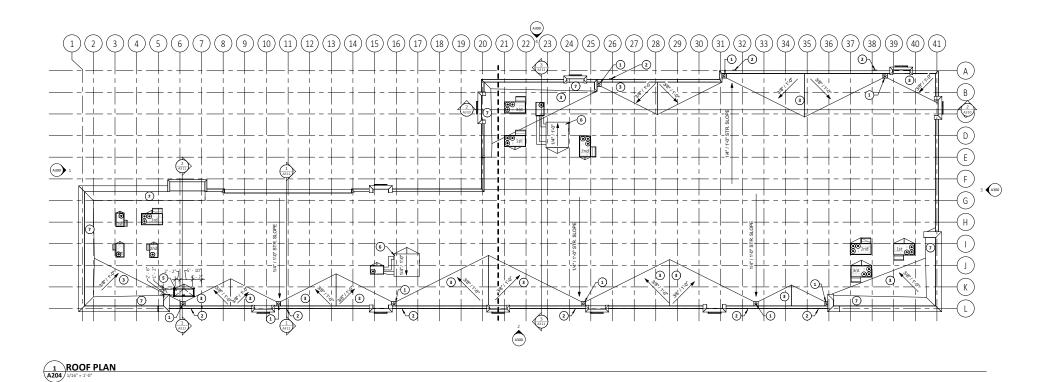


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PROJECT	NUMBER:	19160.0ABR	

PROJECT NUMBER:	19160.0ABR
DRAWN BY:	N. MISSLING
CHECKED BY:	S. OLIVER
DATE:	12-30-2019
COMPUTER DIRECTORY:	
Path	

FLOOR PLANS -**OVERALL**

DESIGN REVIEW



GENERAL ROOF NOTES

1. COORDINATE RTU LOCATIONS WITH MECHANICAL DRAWI



 TAPERED INSULATION INSULATION AT CRICKETS TO BE 1/2" SLOPE; ROOFING CONTRACT VERIFY CRICKET LOCATIONS. (1/2" TAPERED OVER 1/4" PER FOOT ROOF SLOPE RESULTS.

ROOF MUST MAINTAIN A MINIMUM OF 1/4" PER FOOT SLOPE

ROOFING MEMBRANE TO BE INSTALLED PER MANUFACTURER RECOMMENDATION

6. PROVIDE ROOF SYSTEM CONTROL JOINTS AS RECOMMENDED BY SYST

ROOF ASSEMBLY
- FULLY ADHERED TPO ROOF MEN

- 2" RIGID INSULATION (LAYER 1 = R11.4) - 2" RIGID INSULATION (LAYER 2 = R11.4) (STAGGER JOINTS FRO

NOTE: PROVIDE ALTERNATE PRICING FOR A MECHANICALLY FASTENED ROOF ASSEMBLEY WI

13244 S. HIGLEY RD GILBERT, AZ 85296

GREAT STATES

SOUTH HIGLEY ROAD SELF-STORAGE NEW CONSTRUCTION

ROOF PLAN KEYNOTES

TAG	KEYNOTE
1	ROOF DRAIN AND OVERFLOW ROOF DRAIN
2	OVERFLOW SCUPPER
3	1/2" PER FOOT TAPERED INSULATION CRICKET, RESULTING IN 3/8" PER FOOT NET SLOPE OVER SLOPED STRUCTURE.
5	ROOF HATCH: BILCO L-50TB (30x96) WITH INTEGRAL FALL PROTECTION RAILING AND GATE



" 1000 Twelve Oaks Cente Dr. Suite 200 Wayzata MIN 55391 Tel 952-426-7400 Fax 952-426-7440



THE ARCHITECT SHALL BE DEEMED THE AUTHORS AI OWNERS OF THEIR RESPECTIVE INSTRUMENTS OF SER AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUD

NO.	DESCRIPTION	DATE
	80% PRICING REVIEW	11/1/2019
	PRICING DOCUMENTS	02/28/2020

PROJECT NAMBER: 1910 JABR

DRAWN BY: N. MISSLING

CHECKED BY: S. CLISER

DATE: 12.30-2019

COMPUTER DIRECTORY:

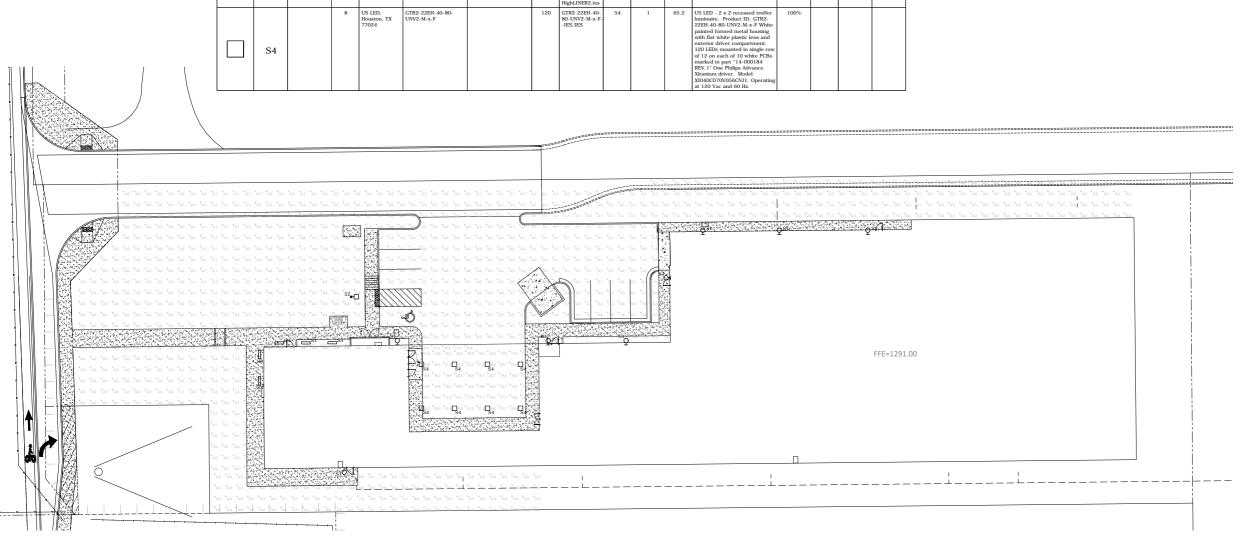
ROOF PLAN AND ROOF DETAILS

DESIGN REVIEW



DR19-193: Higley Self Storage Attachment 10 - Lighting

Statistics		_				_
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Drive in canopy	+	16.3 fc	25.6 fc	6.1 fc	4.2:1	2.7:1
Front entry door and walk	+	8.5 fc	10.8 fc	4.6 fc	2.3:1	1.8:1
General site + Parking	+	1.5 fc	18.7 fc	0.0 fc	N/A	N/A
Rear Exit	+	0.9 fc	18.9 fc	0.0 fc	N/A	N/A





Label

S1

S2

S3

US LED QDXLE -120-40-UNVx-x-5-x-x

0



SOUTH HIGLEY ROAD SELF-STORAGE **NEW CONSTRUCTION**

13244 S. HIGLEY RD GILBERT, AZ 85296



MOHAGEN HANSEN	Dr. Suite	Twelve Oaks Cen 200 zata MN 55391
Architecture Interiors	Tel	952-426-7400 952-426-7440

JUSTIN C. JUSTIN	
EXP. 09-30-2020	

THE ARCHITECT SHALL BE DEEMED THE AUTHORS AND DWINERS OF THEIR RESPECTIVE INSTRUMENTS OF SERVIC AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHTS OF THE ATTACHED DOCUMENTS.

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CHECKED BY:	PE	
DATE:	11,01,2019	
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PHOTOMETRIC SITE

CITY SUBMITTAL - DESIGN REVIEW

E100





Backed by US LED's industry leading 10-year warranty.



Efficacy	Up to 136 LPW
CRI	≥ 70 CRI
Available CCT	3000K, 4000K & 5000
Warranty	10-Year Warranty

•	RoHS Comp	diant.		
	all and a second	O C	ŪS/	1
	(V)		IP66	

na	Info	ormatic	on ·				_						Example	c QDXLE	1-100-50-UNVL-	1-3-	N-25
														1	Mounting Ordering In	orma	tion
1 [Z5				
	М	odel		сст	Inpu	rt Voltage		Finish	,	Optics		Sensor	Product Code		Series ³	F	inish
	100	100W	30	3000K	UNVL	120-277V	1	Bronze ²	3	Type 3	н	No Sensor		DYS1	Slip fitter Mount for 2 1/4" Round	1	Bionze ²
	120	120W	40	4000K	UNIVH	277-480V	2	White 2	5	Type 5	D1	Photocell			Tenon	2	White 2
	150	150W	50	5000K										DYF1	Arm Mount - Flat		
	200	200W												DYRA	 Round Pole Adapter for 4" Pol 		
	250	250W												DVT1	Trunnion Mount		
	300	300W												D111	Irunnon Mount		

B FIXTURE TYPE S2 E001





L-Grid®2EH 1x1

Soffit Luminaire Series

For applications in welkways, overhangs, canopies, bathrooms, or confined spaces, US LED offers the L-GridRDEH 1x1. The L-GridRDEH 1x1. The L-GridRDEH 1x1 is an attractive and low-profile soffits outforn that will blend in with the surrounding area while delivering an exceptional quality of light. And installation is simple and straight-forward, regardless of the application.



Features - Penandes - Phenomenal light output while only using 23.5 Watts - Class 2 compliant design (low voltage, limited power) - 0-10V Dimmable via Mark VII (requires the DCA-10-120 Dimming Controller) - REAL physicial physicial physicians by pof 208 (280 (280 in aurs)

Specifications

Data
12.1" x 12.1" x 3.2"
1
6 lbs.
Damp

	CUL US TED
Energy	Data

Certifications

- UL 1598 Listed (E344008) - DesignLights Consortium Li - LM-79 available

0,			
Spec Type	3500K	4000K	5000K
Input Voltage (VAC)	120-277	120-277	120-27
System Level Power (W)	23.5	23.5	23.5
Delivered Lumens (Lm)	2,260	2,230	2,250
System Efficacy (Lm/W)	96	95	96
Color Rendering Index (CRI)	80 min	80 min	80 min
L70 Calcualted Life (Hrs.)1	200,000	200,000	200,000
L85 Calcualted Life (Hrs.)1	129,000	129,000	129,000
Operating Temperature (°C)	-30 to 45	-30 to 45	-30 to 4





EcoNight® 3

Full Cut-off LED Wall Pack Luminaire

Features
- Low voltage Class 2 design
- Uses up to 80% less power than equivalent metal halide
- Full cut-off design
- Tanwager warranty

For exterior wall lighting in new or retrofit construction, with tight specification requirements, US LED offers the EcoNight® 3. The Dark Sity complaint EcoNight® 3 wall pack addresses all of the exterior prerequisites by offering stellar light output, ease of implementation, and significant decreases to maintenance costs. The EcoNight® 3 has a familiar footprint to existing metal halide wall pack fixtures, ensuring that installation in new construction or retrofit projects will be simple.



Specifications

Spec Type	30W
Input Voltage (VAC)	120-277
System Level Power (W)	30
Delivered Lumens (Lm)	4,480
Efficacy (Lm/W)	149
Color Temperature (K)	3000 4000 5000
Color Rendering Index (CRI)	70 min
	146,000
	67,000
Operating Temperature (° C)	-40 to 40

Certifications
- Intertek (ETL 400659
- DLC Premium Listed

Or	dering	Informa	tion

Series	Variant	Voltage	CCT	Drive Current	Fixture Color
DSCO1	3				

	UNVL -	80 -	I 86 C96 sulated Life (Hrs.)	BZ -	
Page 1 of 1	EcaNight® 3 Full Cut-off LED Wall P	ack Luminaire	US LED 6807 Portwest Drive	Houston TX 77024 888.972.9191 usled.com	11/12





Specifications 4' (1.2 m) 5000 K 701912-C1175
4' (1.2 m) 3500 K 701912-SC2175
1' (0.3 m) 5000 K 701912-L13C2175
1' (0.3 m) 3500 K 701912-L13C2175

Dimensions L×W×H	.4' (1.2 m)	45.70 in × 2.31	3 in × 1.12 i
		(1160 mm×6	0 mm×28
	1' (0.3 m)	11.98 in × 2.38	3 in × 1.12 i
		(304 mm × 60	mm×281
Electrical			
Input voltage	.24 VDC		
Input power		System ¹	Luminaire
	4' (1.2 m)	17 W	14.4 W

	4' (1.2 m)	17 W	14.4 W
	1' (0.3 m)	4W	3.6 W
System Efficacy	5000 K	105 lm/W	
	3500 K	93 lm/W	
Lighting			
Light output (lumens) ⁵		5000 K	3500 K

	4' (1.2 m)	1792
	1' (0.3 m)	448
Light distribution	Linear	
Color temperatures	5000 K, 3500 K	
Color rendering (CRI)	5000 K	.80
	3500 K	.>70









c FIXTURE TYPE S3

ELECTRICAL SYMBOL LIST

NOTE: THIS IS A MASTER SCHEDULE. NOT ALL SYMBOLS AND/OR ABBREVIATIONS CONTAINED HEREIN MAY APPEAR ON THE DRAWINGS. SWITCHGEAR FLUORESCENT FIXTURE - RECESSED, LAY-IN FLUORESCENT FIXTURE - SURFACE PANELBOARD - FLUSH MOUNTED FLUORESCENT FIXTURE - SUSPENDED EXISTING / RELOCATED PANELBOARD - SURFACE MOUNTED HO→ FLUORESCENT FIXTURE - OPEN STRIP WITH WIRE GUARD _____ EXISTING / RELOCATED PANELBOARD - FLUSH MOUNTED FLUORESCENT FIXTURE - WALL MOUNTED △ TRANSFORMER INCANDESCENT, H.I.D. OR MINI-FLUORESCENT - SURFACE
OR RECESSED. PER FIXTURE SCHEDULE B ENCLOSED CIRCUIT BREAKER FIRE ALARM EQUIPMENT OH INCANDESCENT, H.I.D. OR MINI-FLUORESCENT - WALL BRACKET FSD COMBINATION FIRE/SMOKE DAMPER INCANDESCENT, H.I.D. OR MINI-FLUORESCENT - WALL WASH SD SMOKE DAMPER LOW VOLTAGE INCANDESCENT FIXTURE H SHUNT TRIP STATION CONTROL STATION AT +48" TO TOP UON (PER ADA) FAN (PROVIDE 5X STRUCTURAL BACKING) CONTACTOR WITH INTEGRAL HOA SELECTOR O SPOTLIGHT - 3-BOX OR TRACK MOUNTED - TRACK LENGTH AS INDICATED MAGNETIC STARTER, SIZE I UON

DISCONNECT SWITCH: 30/3 UON (F=FUSIBLE (FPEN), N=NONFUSED)

VFD VARIABLE FREQUENCY DRIVE SINGLE-PHASE MOTOR CONTROL ASSEMBLY: HP-RATED SWITCH AND POWER RELAY-20/1 (U.O.N.) PULLBOX - SIZE AND LOCATION AS REQUIRED JUNCTION BOX - SIZE PER NEC REQUIREMENTS

SHEET NOTE DESIGNATION 42) FEEDER DESIGNATION (SEE FEEDER SCHEDULE) CIRCUITING IN WALL OR ABOVE CEILING ----- CIRCUITING IN FLOOR OR BELOW GRADE TICS = NO. OF #12 WIRES IF MORE THAN TWO:

→ ISOLATED GROUND WIRE A-1,3,5 HOMERUN: (4) #12, 3/4"C. TO PANEL A - CIR. 1,3,5

STUB-OUT

AC MECHANICAL EQUIPMENT DESIGNATION

| COPPER GROUND O CIRCUIT UP
| SO | MOISTURE SEAL-OFF

C CONDUIT (WITH PULL CORD IF OTHERWISE EMPTY)

FUSE (DUAL-ELEMENT, TIME DELAY)

30/3 30 AMP / 3 POLE (REPRESENTATIVE)

ALUMINUM

AFF ABOVE FINISHED FLOOR

AFG ABOVE FINISHED GRADE

BKBD BACKBOARD

AIC AMP INTERRUPTING CURRENT

EXISTING TO REMAIN

FURNISHED BY OTHERS

FPEN FUSE PER EQUIPMENT NAMEPLATE

HAND-OFF-AUTOMATIC

KCMIL (300 KCMIL = 300K)

HORSEPOWER

NON-FUSED

NIGHT LIGHT

NTS NOT TO SCALE

NOT IN CONTRACT

RGS RIGID GALVANIZED STEEL

TVSS TRANSIENT VOLTAGE SURGE SUPPRESSION

UPS LININTERRUPTIBLE POWER SUPPLY

WEATHER PROOF (NEMA 3R) (X) EXISTING TO BE REMOVED

UON UNLESS OTHERWISE NOTED

GFCI GROUND FAULT CIRCUIT INTERRUPTER

COMBINATION STARTER & DISCONNECT: SIZE I UON

CIRCUIT DOWN

×	BOLLARD		
O∘□•	POLE OR POST - ARM OR TOP MOUNTED CUT-OFF LUMINAIRE		
₽	TWIN-LAMP BATTERY PACK - UNSWITCHED, WALL MOUNTED (LOCATE 12" BELOW CEILING U.O.N.)		
Þ 14	TWIN-LAMP BATTERY PACK - UNSWITCHED, CEILING MOUNTED, FLUSH OR SURFACE PER FATURE SCHEDULE TUSH OF SURFACE PER FATURE SCHEDULE EXIT LIGHT - FACES AND ARROWS AS INDICATED, UNIVERSAL MOUNTING, UNSWITCHED		
⊗ ⊕			
EXIT LIGHT - COMBINATION SINGLE FACE. ARROWS AS INDICATED WITH TWIN LAMP BATTERY PACK, UNIVERSAL MOUNTING, UNSWITCHED.			
-	EXIT LIGHT - LOW LEVEL: 6" - 8" A.F.F. TO BOTTOM, 4" MAX. OFF DOOR FRAME		
— LV —	— LOW VOLTAGE —— LED —— LED		
— N —	NEON		
S ^X ETC.	FIXTURE, EQUIPMENT ON EMERGENCY		
$S^{x}_{i}S^{3}_{i}$	SWITCHES AT +48" TO TOP UON (PER ADA)		
S	SWITCH - SINGLE POLE S ² SWITCH - DOUBLE POLE		

STEP LIGHT - SURFACE OR RECESSED, PER FIXTURE SCHEDULE

ETC.	FIXTURE, EQUIPMENT ON EMERGENCY			
$S^{X}_{i}S^{3}_{i}$	SWITCHES AT +48" TO TOP UON (PER ADA)			
S	S SWITCH - SINGLE POLE S ² SWITCH - DOUI			
S^3	SWITCH - THREE WAY	S ⁴	SWITCH - FOUR WAY	
M	SWITCH - OCCUPANCY TYPE	М	SWITCH - OCCUPANCY T	
S ^x	SX SWITCH - EMERGENCY			
SP	SWITCH - PILOT TOGGLE (CONFIRM LIGHTED POSITION)			
SK	SWITCH - KEYED OPERATED			
D	D SWITCH - SLIDER TYPE ELECTRONIC DIMMER (WATTAKE RATURE) S ^{MC} SWITCH - MOMENTARY CONTACT: SPOT CENTER OFF UON S ^M MANUAL MOTOR STARTER - POLES AND HEATERS AS REQUIRED SENTOR OF THE FOR THE STARTER - POLES AND HEATERS AS REQUIRED			
SMC				
S [™]				
(PE)				



₫≢⊽	DEVICES MOUNTED IN OR ABOVE BACKSPLASH: MAXIMUM HEIGHT ON WALLS = +48" TO TOP UON (PER ADA)
₩₹▽	DEVICES IN MULTI-COMPARTMENT FLUSH FLOOR MOUNTED UON
=	RECEPTACLE - DUPLEX
-	RECEPTACLE - DUPLEX - HALF SWITCHED (TOP HALF)
•	RECEPTACLE - DUPLEX - INTEGRAL GFCI CIRCUITRY
ф=	RECEPTACLE - DUPLEX - ISOLATED GROUND (ORANGE FACE): NEMA 520R/IG

RECEPTACLE - DOUBLE DUPLEX

OUTLET - CLOCK

OUTLET - DATA

TV / SECURITY CAMERA - PTZ - PAN, TILT, ZOOM (MOUNTING PER PLANS)

RECEPTACLE - SPECIAL TYPE (SEE ADDITIONAL NOTES)

SMOKE DETECTOR - LOCAL ONLY, 120V, W/INTEGRAL BATTERS AND ALARM HORN. WALL MOUNT AT 12" BELOW CEILING

▼ OUTLET - VOICE / DATA

OUTLET - TELEVISION



9000 K only	SI00 Kaniy
essories	



	©¹	OUTLET - DOOK BELL/BUZZER
	@	OUTLET - MICROPHONE
7	Ø+	OUTLET - VOLUME CONTROL (+48" TO TOP UON)
25	©	OUTLET - SPEAKER 8" COAXIAL W/ BACK BOX AND GRILLE
lousing	ФH	OUTLET - THERMOSTAT (REF. MECHANICAL DRAWINGS)
	⊏⊲	TV / SECURITY CAMERA - FIXED (MOUNTING PER PLANS)

DRAWING INDEX						
SHEET NUMBER	SHEET TITLE	CITY SUBMITTAL - DESIGN REVIEW DATE: 11.01.2019	***	::	::	* * <
E001	ELECTRICAL SYMBOLS LIST AND CUT-SHEETS	•				
E100	PHOTOMETRIC SITE PLAN	•				
	TOTAL					



SOUTH HIGLEY ROAD SELF-STORAGE **NEW CONSTRUCTION**

13244 S. HIGLEY RD GILBERT, AZ 85296









THE ARCHITECT SHALL BE DEEMED THE AUTHORS AN IWNERS OF THEIR RESPECTIVE INSTRUMENTS OF SERV AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDIN COPYRIGHTS OF THE ATTACHED DOCUMENTS.

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	ISSUE RECORD		
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PROJECT NUMBER:	19160_0ABR	
DRAWN BY:	MSA	
CHECKED BY:	PE	
DATE:	11.01.2019	

COMPUTER DIRECTORY: F:PRJ:19/A19120/CAD/ELEC

ELECTRICAL SYMBOLS LIST AND CUT-SHEETS

g CITY SUBMITTAL - DESIGN REVIEW



E001

DR19-193: Higley Self Storage Attachment 11 - Applicant's Narrative

MEMORANDUM — PROJECT NARRATIVE EXHIBIT 2

1000 Twelve Oaks Center Drive Tel 952.426.7400 Suite 200 Fax 952.426.7440

Wayzata, MN 55391 www.mohagenhansen.com

Date: November 1, 2019

Memo To: Ashlee MacDonald, Senior Planner, AICP

Town of Gilbert

From: Steve Oliver, AIA, NCARB

Mohagen Hansen Architecture | Interiors

Project: Higley Road Storage

Project No.: 19160.0ABR

On behalf of the Owner and project team, the following project narrative is provided for the Climate-Controlled Self-Storage project proposed for the site at 1161 S. Higley Road. This exhibit is intended to satisfy the requirement of the Design Review application for sites less than 5 acres.

Project Description

Located just north of the 202 Loop Freeway, the subject site is a remnant parcel located between agricultural land and an ADOT utility and staging parcel, along the east side of South Higley Road. In recent history, the site has been used as a staging area for ADOT during the construction of the 202. Site conditions show evidence of dumping and fill related to those activities. Otherwise, the site is vacant with no above-grade structures and minimal plant growth.

The proposal is for a three-story climate-controlled self-storage building of a Class A level of detail and branding. Unlike storage facilities of the past, the new type is constructed with a much higher level of detail and aesthetic appeal in order to enhance the brand recognition and the retail experience. This project is being proposed under the brand standards of Extra Space Storage, a national brand and one of the largest operators of self-storage in the country.

Because this site is a remnant parcel, access is limited, frontage is narrow and site proportions are less than desirable for any use. Fortunately, storage buildings such as the one proposed can be adjusted to accommodate the site limitations while maximizing exposure and access for customers. Other retail uses are much more difficult to adjust to fit a unique site like this, so the storage use is a very appropriate use.

The three-story building is fronted with an office area where the retail/rental transactions occur. A covered loading area is located nearby and provides protected access for customers to unload vehicles up to 24-foot moving trucks. An additional indoor loading area is provided as well, offering variable loading and unloading areas.

The interior of the building offers varied storage unit sizes to serve the width and breadth of the market. Units as large as $10' \times 30'$ are offered on the lower floors and are ideal units to serve small businesses and contractors who may store tools, products and materials. Smaller units ranging from $5' \times 5'$ up to $10' \times 15'$ serve the general population well, providing storage for records, personal items, and items from family in transition. The building interior is well lit and bright, again enhancing the retail experience and relating a sense of security and cleanliness.

Site development is in keeping with the requirements of the Town, including those requirements provided to the design team during the pre-application review. Due to limitations with adjacent utilities, this project will undertake extensive efforts to avoid tearing up Higley to gain access to sewer and water lines. We've communicated with the neighbor to the north, Michelon Properties, regarding the granting of access for making utility connections and to all for a second point of access to the subject property, in conjunction with their future development plans. Details remain to be finalized.

MOHAGEN HANSEN

Architecture | Interiors

MEMORANDUM

November 1, 2019 Abernathey Holdings, LLC: Higley Road Storage Page 2 of 3

Zoning Compliance

The existing site is considered a "county island" in that it is surrounded by the Town of Gilbert but remains under the jurisdiction of Maricopa County. As part of this development, the owner has submitted an annexation application that includes the subject property (two parcels) as well as the ADOT parcel to the south and the Right-of-Way portions of those sites that will be given over to the Town. The billboard parcels that are adjacent to the subject property have not been included in the annexation application, at the request of the respective owners.

By bringing the site into the Town by annexation, it is expected and has been discussed that the nearest Town zoning to that of the County is the RC zone. This has been the basis for project development considerations. The RC zoning district allows indoor personal storage (mini-storage) as a permitted use. Along with the RC primary zoning classification, the site is in Overlay Area 4, Santan Freeway Corridor Overlay District.

The site meets requirements for minimum lot area and the site has been developed to meet the minimum landscape standards of 15%. The building itself falls well under the height limitation of 55′.

The site to the north, owned by Michelon Properties, is zoned as RC and will be compatible with the storage use. Michelon has been contacted regarding their willingness to allow the development of utility connections across their property and to allow for a second access point to the subject property, in conjunction with the Michelon development. Details are being worked through. The site to the south is currently and ADOT staging site with a cell tower on the east end. There are also significant utility systems on the west end of the site. The site is likely to remain an ADOT staging parcel into the near future.

Design Guidelines

The project team has reviewed the Town's Design Guidelines in detail and has attempted to develop the project in a manner in keeping with the guidelines. Our efforts should be readily apparent in the submittal documents.

Site Plan Notes

Site plan notes from the Design Guidelines and those noted in the pre-application review have been incorporated into the drawings where appropriate. The civil and landscape drawings incorporate many of those notes directly. Our objective is for the development to comply with the intent of the Design Guidelines without the need for formal variances.

Streetscape Standards

With very limited frontage, the streetscape details of this site will be minimal. Intent is to match the street, curb and sidewalk conditions already present and recently completed as part of the Higley street improvement project. The primary streetscape elements immediately west of the site are developed in the widened median. Those existing streetscape elements will not be disturbed in any way. At the north edge of the subject property, where the shared access driveway is developed, the existing storm water ditch will be modified. Any interventions there will be done in a manner to maintain the streetscape elements to match existing conditions.

We are working on an arrangement with the company that owns the billboard parcel on the southwest side of the subject site regarding our proposed deceleration lane on Higley Road. The company has given us positive preliminary feedback regarding its willingness to dedicate a portion of the site as right of way for the deceleration lane and to cover another portion of the site with a sidewalk easement to accommodate the Town of Gilbert sidewalk. Tom Condit has already confirmed the Town is willing to take the Town sidewalk in an easement instead of right of way, so long as it is privately maintained.

MEMORANDUM

November 1, 2019 Abernathey Holdings, LLC: Higley Road Storage Page 3 of 3

Environmental Impact Mitigation

The proposed storage project incorporates a handful of sustainable or energy-conscious initiatives including:

- White roof minimizes heat-island effect
- Solar accommodation roof design loads accommodate future solar panel array (typically installed by the managing partner)
- Recycled content the building is predominantly fabricated from steel (panels, studs, structural members), all
 of which include a high amount of recycled content and can be recycled in the future, should the building be
 removed. Additionally, concrete floor slabs may incorporate recycled content, depending on where they are
 sourced.
- Water usage by type, storage facilities do not require much water. Toilet facilities are undersized as
 compared to typical commercial or retail square footage and there is only a small break room with a sink for
 employees. Site irrigation systems are specified as low-consumption, drip systems that minimize water usage
 and waste.
- Glazing window assemblies will include insulated, high-performance glass that will allow for high visibility and light while minimizing heat gain, thereby reducing the need for air conditioning.
- Envelope design the exterior walls and roof of the building will have R-values to meet the 2018 IECC and will provide continuous enclosure, air barriers and thermal containment in an efficient manner. The envelop performance will minimize the need for excessive HVAC output to offset thermal gains and losses. As compared to other buildings, the storage use allows for a wide temperature range which, again, minimizes the need for high-volume HVAC systems and air turnover.

Closing

It is the intent of the ownership/development team to bring forward an attractive project of high quality that responds to the unique and challenging condition of this site. Extra strides have been taken by the team to meet the unique conditions of the site, to address the concerns of the Town's staff and design guidelines, and to incorporate the brand-critical elements required by the storage management group.

We look forward to ongoing dialogue to work through the remaining details.